

TEXAS TRANSPORTATION COMMISSION

CHEROKEE County

MINUTE ORDER

Page 1 of 1

TYLER District

In Cherokee County, on SH 21, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 140, at Page 252, Deed Records of Cherokee County, Texas.

A portion of the land, which portion is described in Exhibit A, (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Sunny T. Connelly is an abutting landowner and has requested to purchase the tract for \$5,500.

The commission finds \$5,500 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tract to Sunny T. Connelly for \$5,500; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

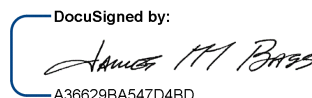
Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

Executive Director

115877 Oct. 29 2020

Minute	Date
Number	Passed

Tim H. McCown, R.P.L.S. #4080
Mobile (903) 530-4441
10463 F.M. 2138 N
Jacksonville, TX 75766
TxBPLS Firm No.: 10072600



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SURVEYING COMPANY
Established 1985

FIELD NOTE DESCRIPTION

of survey made for
Dan and Sunny Connelly

1.845 Acres

A part of the

JOHN DURST SURVEY, A-15

Cherokee County, Texas

G-65/50 19-028

Exhibit A

Page 1 of 3

BEING 1.845 acres of land lying and situated in the **JOHN DURST SURVEY, ABSTRACT NO. 15, Cherokee County, Texas**, and being a part of that certain called 2.25 acre tract (old Highway 21 right-of-way) as described in a Deed from George B. Terrell to the State of Texas, dated July 27, 1929 and recorded in Volume 140, Page 252 of the Deed Records, Cherokee County, Texas, said **1.845 acres** being more particularly described as follows: **(SEE PLAT)**

BEGINNING at a 1/2" steel rod (set w/cap "MCCOWN SURVEYING") for the Northwest corner of this 1.845 acres in the North Boundary Line of the above described called 2.25 acre tract (north line of old Highway 21 right-of-way), from which a 1/2" steel rod (set w/cap) for the Northwest corner of that certain called 18.34 acre tract as described in a Deed from Cecelia Ann Terrell Salazar, et al, to Sunny Terrell Connelly, dated June 11, 1991 and recorded in Volume 1153, Page 848 and Volume 1154, Page 66 of the Official Records, Cherokee County, Texas, bears North 66° 25' 34" West, a distance of 105.05 feet in the existing south right-of-way line of State Highway No. 21;

THENCE South 66° 25' 34" East, with the upper Southwest Boundary Line of said called 18.34 acre tract along a board fence crossing said old highway, for a distance of 154.28 feet to a 1/2" steel rod (found) near a board fence corner at an Inside or interior corner of said called 18.34 acre tract;

THENCE South 07° 06' 39" East, with the West Boundary Line of said called 18.34 acre tract along said board fence, for a distance of 11.73 feet to a 1/2" steel rod (set w/cap) for the Southwest corner of this 1.845 acres in the South Line of said called 2.25 acre tract (old highway right-of-way line);

THENCE with the South Line of said called 2.25 acre tract (old highway right-of-way line) along a curve to the left, whose radius is 1,676.91 feet, whose long chord is North 72° 52' 55" East, a distance of 708.28 feet, for an arc distance of 713.65 feet to a 1/2" steel rod (set w/cap) for corner at the end of said curve;

THENCE North 60° 41' 27" East, continuing with the South Line of said called 2.25 acre tract (old highway right-of-way line), for a distance of 235.40 feet to the Southeast corner of this 1.845 acres on the West Bank of the old run of the Angelina River, from which a 4" x 4" concrete monument (found for reference) bears South 60° 41' 27" West, for 36.12 feet;

THENCE with the West Bank of the old run of the Angelina River crossing said old highway right-of-way as follows: North 32° 20' 11" West, a distance of 43.01 feet (1/2" steel rod set on west side of old concrete bridge abutment); and then North 39° 46' 49" West, for a distance of 39.83 feet to the Northeast corner of this 1.845 acres, from which a 4" x 4" concrete monument (found for reference) bears South 60° 41' 27" West, for 24.12 feet;

THENCE South 60° 41' 27" West, with the North Line of said called 2.25 acre tract (old highway right-of-way line), for a distance of 225.89 feet to a 1/2" steel rod (set w/cap) for corner at the start of a curve to the right;

THENCE with the North Line of said called 2.25 acre tract (old highway right-of-way line) along said curve to the right, whose radius is 1,596.91 feet, whose long chord is South 64° 46' 27" West, a distance of 240.65 feet, for an arc distance of 240.88 feet to a 1/2" steel rod (found) for corner at the Southeast corner of that certain called 1.38 acre tract as described in a Deed from Michael E. Thomas, et ux, to Alan Adams, et ux, dated April 16, 2010 and recorded in Volume 2020, Page 687 of the Official Records, Cherokee County, Texas;

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Exhibit A
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THENCE continuing with the North Line of said called 2.25 acre tract (old highway right-of-way line) and the South Boundary Line of said called 1.38 acre tract along a curve to the right, whose radius is 1,596.91 feet, and whose long chord is South 77° 37' 53" West (**BEARING BASE**), a distance of 459.93 feet, for an arc distance of 461.53 feet to a 1/2" steel rod (found) for corner at the Southwest corner of said called 1.38 acre tract, from which a 1/2" steel rod (found) at the Northwest corner of the same at the base of a 30" double Hackberry in fence bears North 15° 46' 06" West, for 103.82 feet;

THENCE continuing with the North Line of said called 2.25 acre tract (old highway right-of-way line) along a curve to the right, whose radius is 1,596.91 feet, and whose long chord is South 86° 58' 23" West, a distance of 36.41 feet, for an arc distance of 36.42 feet to a 1/2" steel rod (set w/cap) for corner at the end of said curve;

THENCE South 87° 11' 28" West, continuing with the North Line of said called 2.25 acre tract (old highway right-of-way), for a distance of 76.33 feet to the **PLACE OF BEGINNING, and containing 1.845 acres of land.**

I, Greg R. McCown, RPLS #6055, do hereby certify that this description was prepared from an actual on the ground survey made by me during the month of March, 2019 and that these notes do truly reflect the results of the same.

The bearings recited herein are based on the Deed Record Call for the South Boundary Line of said called 1.38 acre tract, now recorded in Volume 2020, Page 687 of the ORCCT, and being applied to the North Boundary Line of this 1.845 acres, a reference bearing South 77° 37' 53" West between 1/2" steel rods (found).

See Plat of Survey prepared even date for further information.

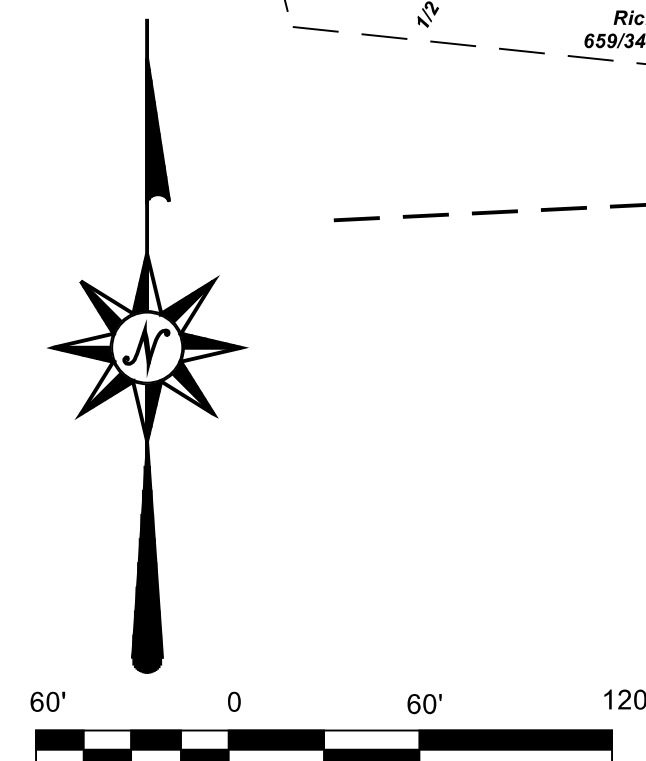
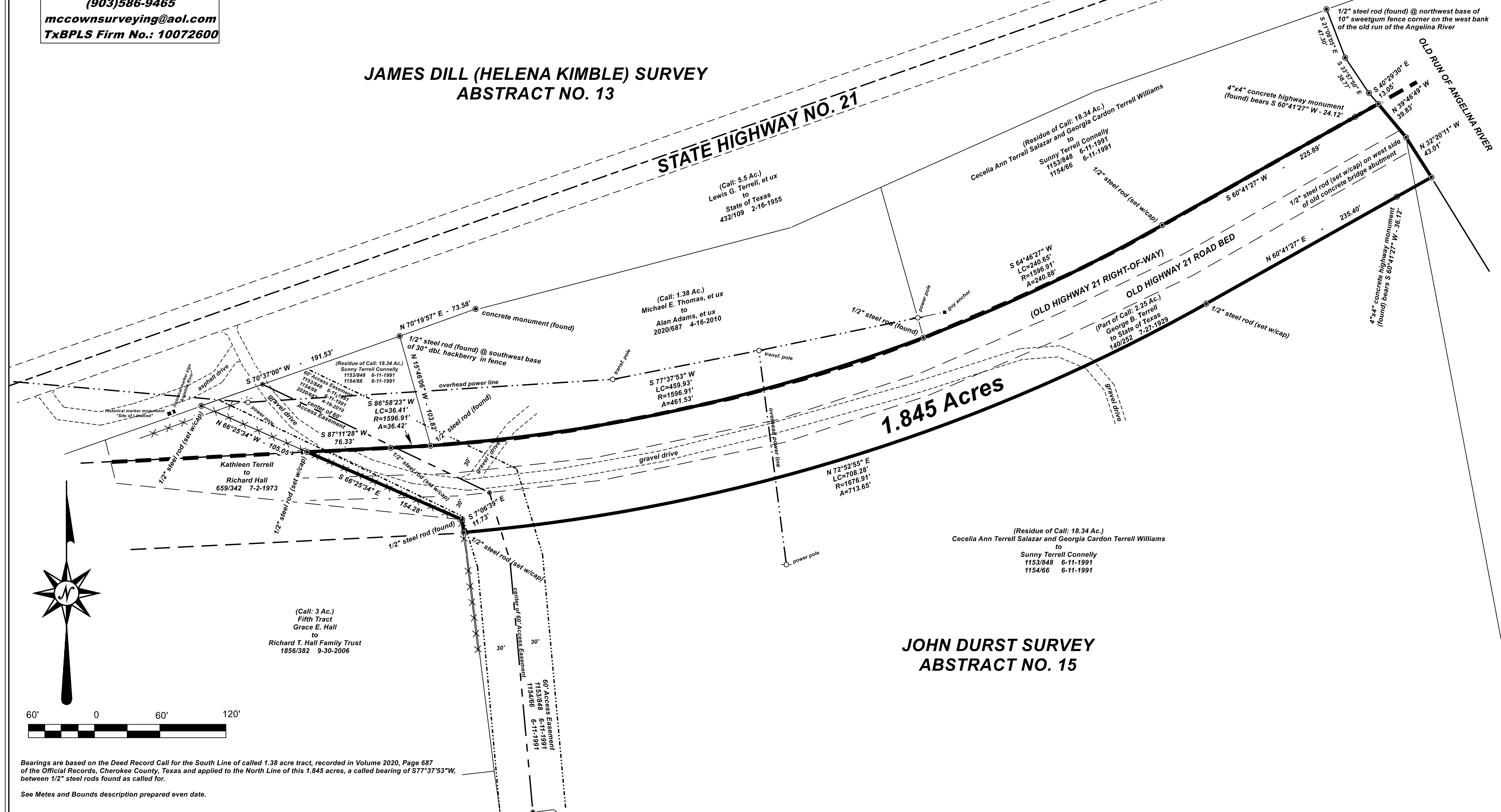
Greg R. McCown, RPLS
Reg. Professional Land Surveyor No. 6055
March 18, 2019



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Exhibit A
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**JAMES DILL (HELENA KIMBLE) SURVEY
ABSTRACT NO. 13**



Bearings are based on the Deed Record Call for the South Line of called 1.38 acre tract, recorded in Volume 2020, Page 687 of the Official Records, Cherokee County, Texas and applied to the North Line of this 1.845 acres, a called bearing of S77°37'53"W, between 1/2" steel rods found as called for.

See Metes and Bounds description prepared even date.

Easements were not researched and surveyor was not furnished with a current title report on subject tract, therefore, this tract is subject to such facts as an accurate and current title search may disclose as to easements, ownership, rights-of-way, etc. If this plat is not signed in red ink and if the seal is not in crimped form, then it can be assumed that the same has been altered or changed and no longer valid.
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I, Greg R. McCown, Registered Professional Land Surveyor, do hereby certify this plat to reflect an actual survey made on the ground under my supervision during the month of March, 2019, and to the best of my knowledge does truly represent the results of the same, the lines and dimensions of said property being as indicated by the plat.

GIVEN UNDER MY HAND & SEAL, this the 18th day of March, 2019.

By: *Greg R. McCown*
Greg R. McCown
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6055

Book: G-65/50
Job: 19-028



PLAT OF SURVEY
made for Dan and Sunny Connelly
showing
1.845 Acres
lying and situated in the
JOHN DURST SURVEY, A-15
CHEROKEE COUNTY, TEXAS